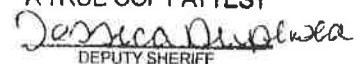
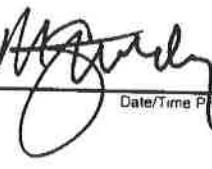


<b>EXECUTION ON MONEY JUDGMENT</b>		DOCKET NUMBER <b>2134CV000500</b>	Trial Court of Massachusetts District Court Department 
CASE NAME <b>Horizon Beverage Company, Inc. v. Hpl, Inc. D/B/A Pairings Wine And Food</b>			
JUDGMENT DEBTOR AGAINST WHOM EXECUTION IS ISSUED		COURT NAME & ADDRESS <b>Attleboro District Court 88 North Main Street Attleboro, MA 02703</b>	
<p>Huu P Le 30 Franklin Street Unit 422 Malden, MA 02148</p> <p> <b>2022 00091155</b> Bk: 80289 Pg: 450 Doc: EXEC Page: 1 of 2 06/16/2022 12:32 PM</p>		JUDGMENT CREDITOR(S) IN WHOSE FAVOR EXECUTION IS ISSUED <b>Horizon Beverage Company, Inc.</b>	
JUDGMENT CREDITOR (OR CREDITOR'S ATTORNEY) WHO MUST ARRANGE SERVICE OF EXECUTION <b>Stephen Garabedian, Esq. Garabedian Law Offices, P.C. 500 West Cummings Park Suite 2425 Woburn, MA 01801</b>		FURTHER ORDERS OF THE COURT  <b>A TRUE COPY ATTEST</b>  DEPUTY SHERIFF Berkshire County	
<b>TO THE SHERIFFS OF THE SEVERAL COUNTIES OR THEIR DEPUTIES, OR (SUBJECT TO THE LIMITATIONS OF G.L. C. 41 § 92) ANY CONSTABLE OF ANY CITY OR TOWN WITHIN THE COMMONWEALTH:</b> The judgment creditor(s) has recovered judgment against the judgment debtor named above in the amount shown below: <b>WE COMMAND YOU</b> , therefore, from out of the value of any real or personal property of such judgment debtor found within your territorial jurisdiction, to cause payment to be made to the judgment creditor(s) in the amount of the "Execution Total" shown below, plus additional postjudgment interest as provided by G.L. c. 235 § 8 on the "Judgment Total" shown below commencing from the "Date Execution Issued" shown below at the "Annual Postjudgment Interest Rate" shown below, and to collect your own fees, as provided by law. This Writ of Execution is valid for twenty years from the "Date Judgment Entered" shown below. It must be returned to the court, along with your return of service, within ten days after this judgment has been satisfied or discharged, or after twenty years if this judgment remains unsatisfied or undischarged.			
1. Judgment Total 2. Date Judgment Entered 3. Date Execution Issued 4. Number of Days from Judgment to Execution (Line 3 - Line 2) 5. Annual Postjudgment Interest Rate 6. Postjudgment Interest from Judgment to Execution (Lines 1x4x5) 7. Postjudgment Costs (if any) 8. Credits (if any)		4,859.04 05/09/2022 05/31/2022 22 0.18 \$52.70 \$ \$ \$4,911.74	
LEVYING OFFICER: (a) Add daily interest from date execution issued. (b) Add your fees as provided by law:			
TESTE OF FIRST JUSTICE  <b>WITNESS: Hon. Michele M Armour</b>	DATE EXECUTION ISSUED  <b>05/31/2022</b>	CLERK-MAGISTRATE/ASST CLERK   <b>X</b>	

DOCKET NUMBER  
2134CV000502

Page 2 of 19

Trial Court of Massachusetts  
District Court Department

CASE NAME Martignetti Grocery Co., Llc v. Hpl, Inc. Pairings Wine And Food

## JUDGMENT DEBTOR AGAINST WHOM EXECUTION IS ISSUED

Huu P Le  
30 Franklin Street  
Unit 422  
Malden, MA 02148



2022 00088786

Bk: 80269 Pg: 1 Doc: EXEC  
Page: 1 of 2 06/13/2022 12:47 PM

## COURT NAME &amp; ADDRESS

Attleboro District Court  
88 North Main Street  
Attleboro, MA 02703

## JUDGMENT CREDITOR(S) IN WHOSE FAVOR EXECUTION IS ISSUED

Martignetti Grocery Co., Llc

## JUDGMENT CREDITOR (OR CREDITOR'S ATTORNEY) WHO MUST ARRANGE SERVICE OF EXECUTION

Stephen Garabedian, Esq.  
Garabedian Law Offices, P.C.  
500 West Cummings Park  
Suite 2425  
Woburn, MA 01801

## FURTHER ORDERS OF THE COURT

A TRUE COPY ATTEST  
*Bubba Maloney*  
DEPUTY SHERIFF

## TO THE SHERIFFS OF THE SEVERAL COUNTIES OR THEIR DEPUTIES, OR (SUBJECT TO THE LIMITATIONS OF G.L. C. 41 § 92) ANY CONSTABLE OF ANY CITY OR TOWN WITHIN THE COMMONWEALTH:

The judgment creditor(s) has recovered judgment against the judgment debtor named above in the amount shown below:

WE COMMAND YOU, therefore, from out of the value of any real or personal property of such judgment debtor found within your territorial jurisdiction, to cause payment to be made to the judgment creditor(s) in the amount of the "Execution Total" shown below, plus additional postjudgment interest as provided by G.L. c. 235 § 8 on the "Judgment Total" shown below commencing from the "Date Execution Issued" shown below at the "Annual Postjudgment Interest Rate" shown below, and to collect your own fees, as provided by law. This Writ of Execution is valid for twenty years from the "Date Judgment Entered" shown below. It must be returned to the court, along with your return of service, within ten days after this judgment has been satisfied or discharged, or after twenty years if this judgment remains unsatisfied or undischarged.

1. Judgment Total	20,024.22
2. Date Judgment Entered	05/10/2022
3. Date Execution Issued	05/24/2022
4. Number of Days from Judgment to Execution (Line 3 - Line 2)	14
5. Annual Postjudgment Interest Rate	0.18
6. Postjudgment Interest from Judgment to Execution (lines 1x4x5)	\$138.21
7. Postjudgment Costs (if any)	\$
8. Credits (if any)	\$
9. EXECUTION TOTAL (Lines 1 + 6 + 7, minus Line 8)	\$20,162.43

LEVYING OFFICER: (a) Add daily interest from date execution issued

(b) Add your fees as provided by law:

TESTE OF FIRST JUSTICE DATE EXECUTION ISSUED CLERK-MAGISTRATE/ASST CLERK

WITNESS: Hon. Michele M Armour

05/24/2022

X *Michele M Armour*

NAME OF PLAINTIFF <i>Pairings Wine and Food, Inc.</i>	COURT DIVISION Cambridge District Court
NAME OF DEFENDANT <i>HPL, Inc and Huu Phu Le aka Huu Phu Le Sr.</i>	DOCKET NO. <i>2252CV0106</i>

To the Sheriffs of our several counties or their deputies, or a constable of any City or Town within the Commonwealth:

We command you to attach the goods or estate of the defendant, HPL, Inc and Huu Phu Le,  
30 Franklin St, Unit 422, Marken, MA, to the value of \$ \_\_\_\_\_ the amount authorized, as  
prayed for by plaintiff Pairings Wine and Food, Inc. of Winchester, MA,  
whose attorney is Alan M. Cohan of 550 Worcester rd, MA, Framingham, 01702  
action brought by said plaintiff against said defendant in this court, and make due return of this writ  
with your doings thereon.

The complaint in this case was filed on 5/20/22 by Dave E P, This attachment was approved on  
3-22-22, J., in the amount of  
\$ 50,000.00.

WITNESS: Ina R. Howard-Bogart, Presiding Justice, on 5/20/22.

Dale Doreen Keefer Caley  
Clerk Magistrate

#### PROOF OF ATTACHMENT

I hereby certify and return that on \_\_\_\_\_ I attached the property of the within  
named defendant in the following manner: \_\_\_\_\_

A TRUE COPY ATTEST

Doreen Keefer Caley  
DEPUTY SHERIFF  
Middlesex County



Bk: 80273 Pg: 130 Doc: ATT  
Page: 1 of 2 06/14/2022 10:25 AM

DATE OF SERVICE

signature

name and title

address

NOTE: When an attachment is made subsequent to service of the summons and complaint upon the defendant, a copy of the writ of attachment with your return thereon must be promptly served upon the defendant in the manner provided by Rule 5.

**EXECUTION  
ON MONEY JUDGMENT**

DOCKET NUMBER

2252CV000106

Trial Court of Massachusetts

District Court Department



CASE NAME Pairings Wine and Food, Inc. v. HPL, Inc.

**JUDGMENT DEBTOR AGAINST WHOM EXECUTION IS ISSUED**

Huu Phu Le A/K/A Huu Phu Le, Sr.  
 30 Franklin St  
 Unit 422  
 Malden, MA 02148

A TRUE COPY ATTEST:  
*Doreen O'Leary-Sola*  
 DEPUTY SHERIFF  
 Middlesex County

**COURT NAME & ADDRESS**

Cambridge District Court  
 4040 Mystic Valley Parkway  
 Medford, MA 02155

**JUDGMENT CREDITOR(S) IN WHOSE FAVOR EXECUTION IS ISSUED**

Pairings Wine and Food, Inc.

**JUDGMENT CREDITOR (OR CREDITOR'S ATTORNEY) WHO MUST ARRANGE SERVICE OF EXECUTION**

Alan Mark Cohen, Esq.  
 Law Offices of Alan M Cohen LLC  
 550 Worcester Rd  
 Framingham, MA 01702



2022 00185156

Bk: 81087 Pg: 139 Doc: EXEC  
 Page: 1 of 2 12/20/2022 02:53 PM**FURTHER ORDERS OF THE COURT****TO THE SHERIFFS OF THE SEVERAL COUNTIES OR THEIR DEPUTIES, OR (SUBJECT TO THE LIMITATIONS OF G.L. C. 41 § 92) ANY CONSTABLE OF ANY CITY OR TOWN WITHIN THE COMMONWEALTH:**

The judgment creditor(s) has recovered judgment against the judgment debtor named above in the amount shown below:  
**WE COMMAND YOU**, therefore, from out of the value of any real or personal property of such judgment debtor found within your territorial jurisdiction, to cause payment to be made to the judgment creditor(s) in the amount of the "Execution Total" shown below, plus additional postjudgment interest as provided by G.L. c. 235 § 8 on the "Judgment Total" shown below commencing from the "Date Execution Issued" shown below at the "Annual Postjudgment Interest Rate" shown below, and to collect your own fees, as provided by law. This Writ of Execution is valid for twenty years from the "Date Judgment Entered" shown below. It must be returned to the court, along with your return of service, within ten days after this judgment has been satisfied or discharged, or after twenty years if this judgment remains unsatisfied or undischarged.

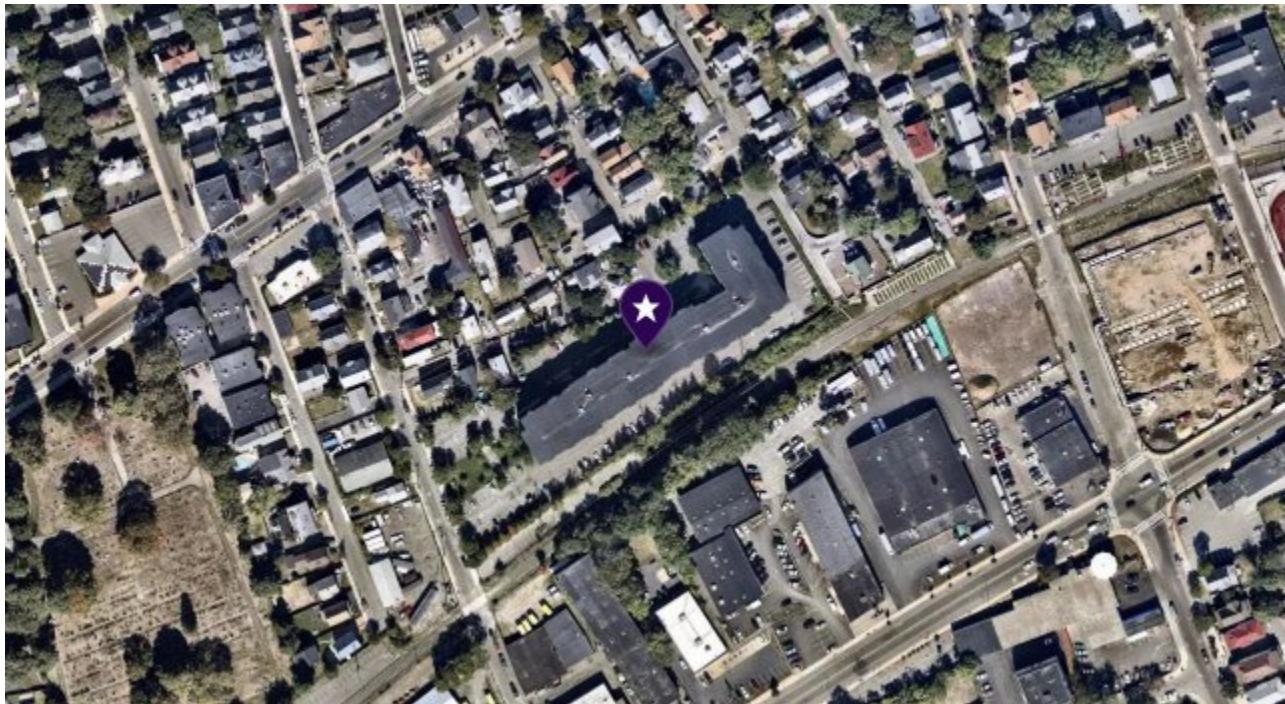
1. Judgment Total	53,641.72
2. Date Judgment Entered	11/15/2022
3. Date Execution Issued	11/29/2022
4. Number of Days from Judgment to Execution (Line 3 - Line 2)	14
5. Annual Postjudgment Interest Rate	0.12
6. Postjudgment Interest from Judgment to Execution (lines 1x4x5)	\$247.07
7. Postjudgment Costs ( <i>if any</i> )	\$
8. Credits ( <i>if any</i> )	\$
<b>9. EXECUTION TOTAL (Lines 1 + 6 + 7, minus Line 8)</b>	<b>\$53,888.79</b>

LEVYING OFFICER: (a) Add daily interest from date execution issued.

(b) Add your fees as provided by law:

TESTE OF FIRST JUSTICE	DATE EXECUTION ISSUED	CLERK-MAGISTRATE/ASST. CLERK
WITNESS: Hon. David E Frank	11/29/2022	X

# Comparative Market Analysis



**30 Franklin St, unit 422, Maden, Ma 02148**

PREPARED FOR

**Huu Le**

MAY 16, 2023

# Contact Me

## Lien Nguyen

### William Raveis Real Estate, Mortgage & Insurance

Mobile 617-368-0442  
E-mail [lien.nguyen@raveis.com](mailto:lien.nguyen@raveis.com)  
Web [Www.lienkimnguyen.raveis.com](http://Www.lienkimnguyen.raveis.com)  
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# The Value of Your Home

The value of a home is based on much more than just the house itself. There are many factors that need to be considered to determine that value:

## Location

- Location is often the number one factor that determines the home value.

## Price

- It is crucial to set a realistic price from the beginning. The price will affect how long a home stays on the market. This CMA will help establish an appropriate price point. The asking price may need to be adjusted once the house has been on the market for a time.

## Competition

- Buyers will compare the price of your home to similar properties available in the area as well as those that have recently sold.

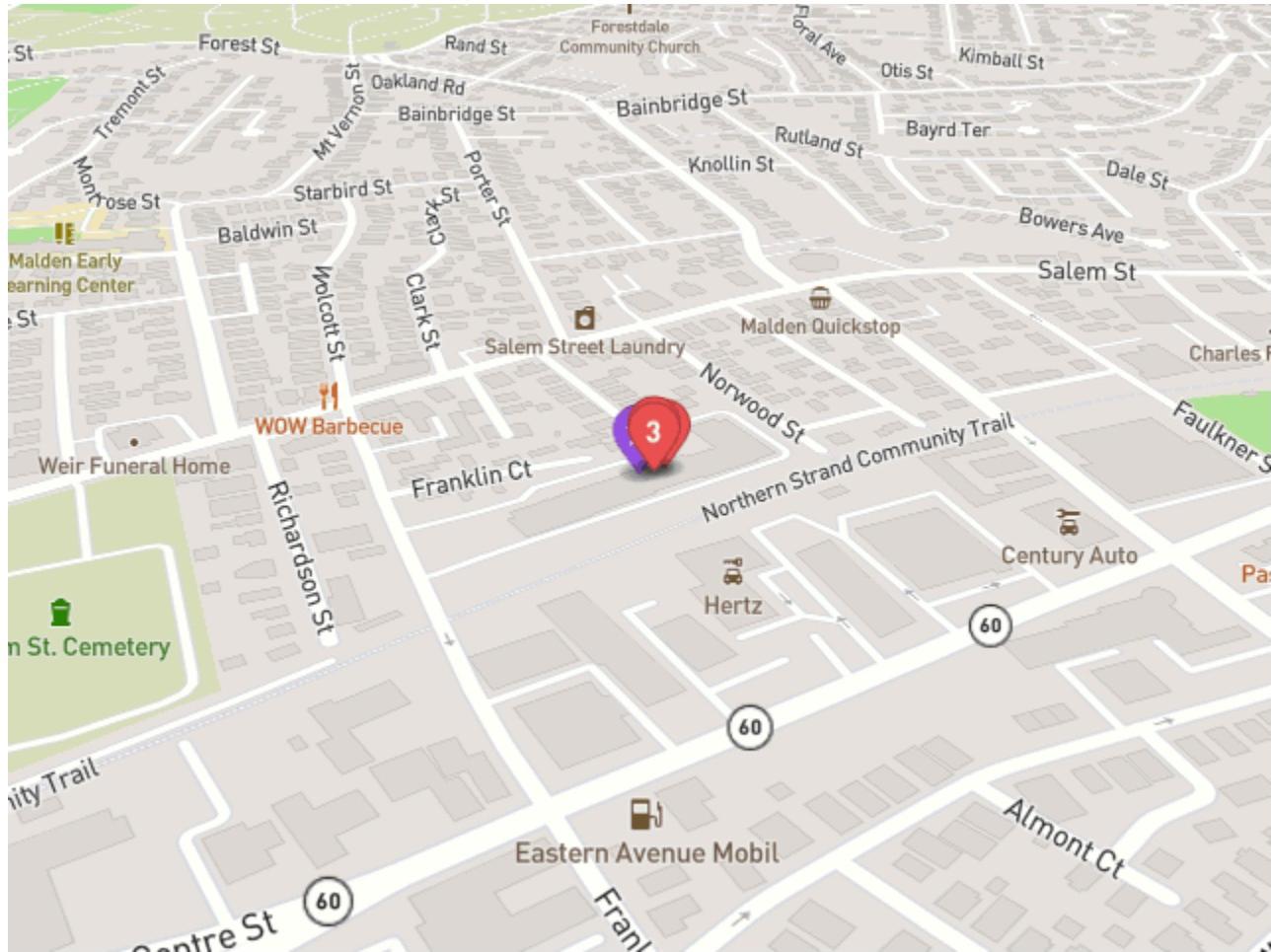
## Condition

- First impressions are important. Buying a home is both emotional and subjective, therefore, make sure that your home looks good both inside and out.

## Current Market

- The real estate market is in a constant state of flux. It cannot be manipulated and is difficult to forecast.
- Conditions such as foreclosures and short sales significantly impact home values.
- Marketing plans must be flexible.

# Map of All Listings



	MLS #	Status	Address	Price
0	Subject		30 Franklin St, unit 422, Maden, Ma 02148	
1	73080900	S	30 Franklin St 308	\$485,000
2	73082835	S	30 Franklin St 324	\$523,500
3	73069120	S	30 Franklin St 210	\$480,000

Status: S = Closed

# Summary of Comparable Properties

## Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
30 Franklin St 308	2	1.0/0	2005	904		\$485,000	5/1/23
30 Franklin St 324	2	2.0/0	2005	1,060		\$523,500	4/18/23
30 Franklin St 210	2	2.0/0	2005	1,058		\$480,000	2/14/23
Averages				1,007	0	\$496,167	

# Property Recently Sold



**30 Franklin St 308, Malden**

**\$485,000**

<b>MLS#:</b>	73080900	<b>Beds:</b>	2	<b>List Date:</b>	2/22/23	<b>List Price:</b>	\$460,000
<b>Status:</b>	Closed	<b>Baths:</b>	1.0/0	<b>Sold Date:</b>	5/1/23	<b>Sold Price:</b>	\$485,000
<b>Year Built:</b>	2005	<b>Sq Ft:</b>	904	<b>DOM:</b>			

#### Remarks:

Welcome Home to Malden Place! This meticulously maintained Condo features beautiful wood flooring, a sunny open concept floor plan, two spacious bedrooms with oversized closets. One large full bath, in unit laundry, central air and one covered deeded parking space. The lower level has a function room for your party needs, a full gym, and extra storage space. This building is conveniently located near Malden Center Orange line station, MBTA commuter rail, multiple bus lines, and nearby highways. Come see all the new restaurants and shopping Malden has to offer!!

#### Features:

**Appliances:** Range, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Electric Water Heater, Utility Connections for Electric Range, Utility Connections for Electric Oven **Accessibility Features:** Accessible Entrance **Association Amenities:** Elevator(s), Fitness Center, Clubroom, Storage **Association Fee Frequency:** Monthly **Association Fee Includes:** Insurance, Security, Maintenance Structure, Road Maintenance, Maintenance Grounds, Snow Removal **Basement:** N **Stories Total:** 1 **Building Area Units:** Square Feet **Building Name:** Malden Place  
Courtesy of Coldwell Banker Realty - North Reading

*Information is deemed reliable but not guaranteed.*

Lien Nguyen | William Raveis Real Estate, Mortgage & Insurance  
 Mobile: 617-368-0442 E-mail: [lien.nguyen@raveis.com](mailto:lien.nguyen@raveis.com)  
 Address: 1229 Centre St, Newton, Ma 02459  
 Web: [www.lienkimnguyen.raveis.com](http://www.lienkimnguyen.raveis.com)

**WILLIAM RAVEIS**  
 REAL ESTATE • MORTGAGE • INSURANCE

# Listing Photos

30 Franklin St 308, Malden

\$485,000



# Property Recently Sold



**30 Franklin St 324, Malden**

**\$523,500**

<b>MLS#:</b>	73082835	<b>Beds:</b>	2	<b>List Date:</b>	3/1/23	<b>List Price:</b>	\$489,000
<b>Status:</b>	Closed	<b>Baths:</b>	2.0/0	<b>Sold Date:</b>	4/18/23	<b>Sold Price:</b>	\$523,500
<b>Year Built:</b>	2005	<b>Sq Ft:</b>	1,060	<b>DOM:</b>			

**Remarks:**

Welcome to the beautiful Malden Place Condominiums! This turnkey, move-in ready, well maintained 2B/2B condo unit has a thoughtfully arranged layout including an open-plan kitchen with a breakfast bar, and a spacious dining and living room. The main bedroom features a walk-in closet, main bath, and a double-sink vanity. The second bedroom is well-proportioned with a large wall closet. This perfect home has central air, updated bathrooms, new flooring, new appliances (LG fridge, ultra-quiet Bosch dishwasher), ensuite laundry (Miele washer and dryer), two deeded parking spots, and two storage...

**Features:**

**Appliances:** Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Electric Water Heater, Utility Connections for Electric Range, Utility Connections for Gas Dryer **Association Amenities:** Elevator(s), Recreation Facilities, Fitness Center, Clubhouse **Association Fee Frequency:** Monthly **Association Fee Includes:** Insurance, Maintenance Structure, Road Maintenance, Maintenance Grounds, Snow Removal, Trash, Reserve Funds **Basement:** Y **Stories Total:** 1 **Building Area Units:** Square Feet **Building Name:** Malden Place Condominium **Common Walls:** 2+ Common Walls  
Courtesy of eXp Realty

*Information is deemed reliable but not guaranteed.*

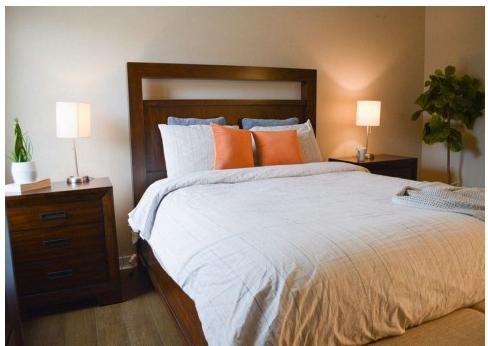
Lien Nguyen | William Raveis Real Estate, Mortgage & Insurance  
Mobile: 617-368-0442 E-mail: [lien.nguyen@raveis.com](mailto:lien.nguyen@raveis.com)  
Address: 1229 Centre St, Newton, Ma 02459  
Web: [www.lienkimnguyen.raveis.com](http://www.lienkimnguyen.raveis.com)

**WILLIAM RAVEIS**  
REAL ESTATE • MORTGAGE • INSURANCE

# Listing Photos

30 Franklin St 324, Malden

\$523,500



# Property Recently Sold



**30 Franklin St 210, Malden**

**\$480,000**

<b>MLS#:</b>	73069120	<b>Beds:</b>	2	<b>List Date:</b>	1/9/23	<b>List Price:</b>	\$480,000
<b>Status:</b>	Closed	<b>Baths:</b>	2.0/0	<b>Sold Date:</b>	2/14/23	<b>Sold Price:</b>	\$480,000
<b>Year Built:</b>	2005	<b>Sq Ft:</b>	1,058	<b>DOM:</b>			

**Remarks:**

Convenient location minutes walk to Malden Station (Orange line), bike path, and restaurants/shops! Easy access to all major routes. Meticulously maintained spacious 2B/2B at desirable Malden Place Condominiums! Modern open plan kitchen with large breakfast bar, living and dining. Newer flooring. Large master bedroom with walk-in closet and en suite bath with double sink vanity. Second bedroom with custom closet. Additional features include central air/heating, in-unit laundry, private storage, and one assigned COVERED parking space. Complex features a full gym.

**Features:**

**Appliances:** Range, Oven, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater, Utility Connections for Electric Range, Utility Connections for Gas Dryer, Utility Connections for Electric Dryer

**Association Amenities:** Elevator(s), Recreation Facilities, Fitness Center, Storage, Clubhouse

**Association Fee Frequency:** Monthly **Association Fee Includes:** Insurance, Security, Maintenance Structure, Road Maintenance, Maintenance Grounds, Snow Removal, Trash, Reserve Funds

**Basement:** Y **Stories Total:** 1 **Building Area Units:** Square Feet **Cooling:** Central Air **Current**

**Financing:** Conv. Fixed

Courtesy of MP Signature Realty LLC

*Information is deemed reliable but not guaranteed.*

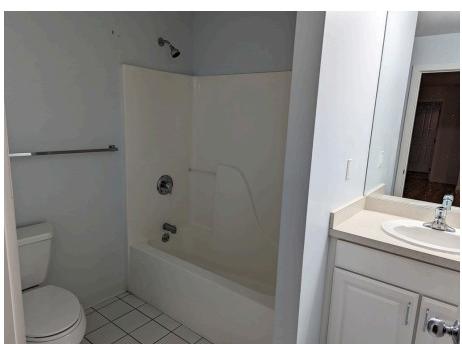
Lien Nguyen | William Raveis Real Estate, Mortgage & Insurance  
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**WILLIAM RAVEIS**  
 REAL ESTATE • MORTGAGE • INSURANCE

# Listing Photos

30 Franklin St 210, Malden

\$480,000



# Comparable Property Statistics

## Sold Listings

Number of listings 3

Lowest price \$480,000

Average price \$496,167

Highest price \$523,500

Avg price per sqft \$495

Avg DOM



# Sold Property Analysis



Address	Orig List Price	Sold Price	% of Orig List Price	DOM	\$ per Sqft
30 Franklin St 308	\$460,000	\$485,000	105.43%		\$537
30 Franklin St 324	\$489,000	\$523,500	107.06%		\$494
30 Franklin St 210	\$480,000	\$480,000	100.00%		\$454
Averages	\$476,333	\$496,167	104.16%		\$495

# Suggested List Price

**Analysis of the comparable properties suggests a list price range of:**

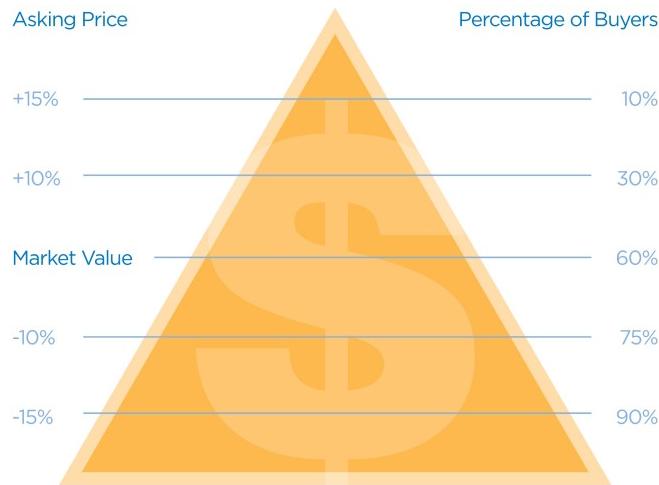
**\$420,000 - \$480,000**

**Here are some other pricing factors to consider:**

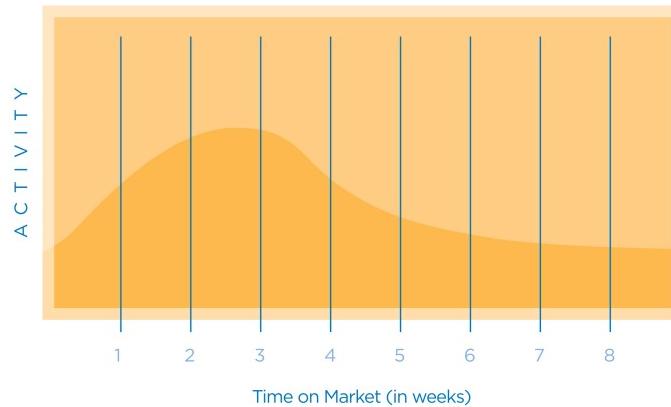
	Low	Median	Average	High	Proj. value \$/sqft
All listings	\$480,000	\$485,000	\$496,167	\$523,500	\$524,862
Active listings					
Sold listings	\$480,000	\$485,000	\$496,167	\$523,500	\$524,862

# Intelligent Pricing and Timing

**Competitive pricing attracts more prospective buyers.**



Based on the price pyramid, it is clear that more prospective buyers are brought in when a house is listed at a fair market value than if it is listed at a higher than market value. Additionally, even more buyers are brought in when a home is priced below market value.



It is imperative to price a home right from the beginning. Interest in a particular home peaks when it is first listed. This is when the greatest number of real estate agents and prospective buyers come to see a home. Therefore, the highest chance to sell a home at a fair market value is when it first goes on the market.